

**REAL ESTATE BOARD  
MINUTES  
MADISON, WISCONSIN  
April 25, 2002**

**PRESENT:** Richard Hinsman, Harold (Hal) Lee (by telephone), James Imhoff, Jr.,  
Rebecca Dysland and Nancy Gerrard (by telephone)

**EXCUSED:** Richard Kollmansberger and Maria Watts

**STAFF PRESENT:** Cletus Hansen and William Black, Legal Counsel; Division of  
Enforcement staff were present for portions of the meeting.

**GUESTS:** Richard Staff, WRA

**CALL TO ORDER**

The meeting was called to order at 10:35 a. m. by Jim Imhoff, Chair, upon confirmation that the public notice was timely given. A quorum of 5 members was present.

The Chair welcomed Peter Sveum to the meeting, informing those present that Mr. Sveum has been nominated by the Governor, but is not yet able to participate as a voting member of the Board. The Chair requested that a brief training program be provided to Becky Dysland and Peter Sveum at 10:00 a.m. (immediately before the next meeting). Angi Jerney said that she and Kelley Sankbeil would provide the training.

Clete Hansen distributed two revised letters that DOE sends to respondents. Richard Hinsman said that the letters have been more effective than those that had been used earlier.

**AGENDA**

**MOTION:** Richard Hinsman moved, seconded by Becky Dysland, to adopt the agenda, as published. Motion carried unanimously.

**MINUTES (3/28/02)**

**MOTION:** Hal Lee moved, seconded by Richard Hinsman, to approve the minutes, as written. Motion carried unanimously.

**ADMINISTRATIVE REPORT**

**Clete Hansen**

- **Board Roster**

Noted

- **Meeting Dates for 2002**

Noted

- **Summary Reports on Pending Court Cases, Disciplinary Cases and Administrative Rules**

Noted

- **To-Do List**

Noted

- **To-Pass Folder**

The folder contained a copy of the Case Status Report. It was routed to Board members.

## **LEGISLATION**

### **Update re: Legislation That Relates to Real Estate**

There was no new information to provide to the Board at this meeting. The Board noted correspondence received from Corey Scholtka regarding designated agency and future legislative proposals regarding the law of agency.

## **REPORT OF THE REAL ESTATE LAW REVIEW COMMITTEE**

Jim Imhoff reviewed the purpose of this Committee, primarily especially for Peter Sveum's information. Imhoff noted that the Committee would be meeting later in the day at 12 noon.

Jim Imhoff requested that the next agenda include an item, relating to disclosures regarding the listing broker's willingness to split commissions with another broker and the type of commission splits to which the listing broker will agree.

## **MISCELLANEOUS CORRESPONDENCE**

The Board noted a Web article on the disclosure of agency.

## **PUBLIC COMMENT**

None over and above those already made to the Board.

## **PRESENTATION OF PROPOSED STIPULATIONS BY DIVISION OF ENFORCEMENT**

DOE prosecutors were available to present three stipulations; however, the Board had no questions at this time and no oral presentations were made.

### **RECESS TO CLOSED SESSION**

**MOTION:** Becky Dysland moved, seconded by Richard Hinsman, to convene the meeting in Closed Session pursuant to Sections 19.85(1)(a), (b), and (f), Wis. Stats., to consider the licensing or discipline of a person licensed by the Department or the investigation of charges against such a person. Specifically, to discuss case closings and the Case Status Report and three proposed stipulations. Motion carried unanimously by a roll call vote: Nancy Gerrard - yes; Jim Imhoff - yes; Harold Lee - yes; Becky Dysland - yes and Richard Hinsman - yes.

Open Session recessed at 11:40 p. m.

Two copies of the Division of Enforcement Case Status Report were made available to Board members.

The Board deliberated on case closings and three stipulations. Final voting on these issues was conducted in Open Session.

### **RECONVENE IN OPEN SESSION**

**MOTION:** Richard Hinsman moved, seconded by Nancy Gerrard, to adjourn the Closed Session and to reconvene in Open Session. Motion carried unanimously.

The Open Session reconvened at 12 noon.

### **VOTING ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION**

#### **CASE CLOSINGS**

**MOTION:** Hal Lee moved, seconded by Becky Dysland, to close the following cases presented by the Division of Enforcement for closing. Motion carried unanimously. (Jim Imhoff abstained from voting in Case #01 REB 199.)

99 REB 288	00 REB 028
01 REB 325	00 REB 223
01 REB 223	00 REB 268
01 REB 262	00 REB 306
00 REB 021	01 REB 199

## **STIPULATIONS**

### **Harvey R. Huber (Waukesha, WI)**

**MOTION:** Richard Hinsman moved, seconded by Hal Lee, to accept the Stipulation, Findings of Fact, and Conclusions of Law and Order in the disciplinary matter involving Harvey R. Huber (Waukesha, WI). Motion carried unanimously.

### **Barbara L. Masche (Nekoosa, WI)**

**MOTION:** Becky Dysland moved, seconded by Nancy Gerrard, to accept the Stipulation, Findings of Fact, and Conclusions of Law and Order in the disciplinary matter involving Barbara L. Masche (Nekoosa, WI). Motion carried unanimously.

### **Belva M. Parr Realty, Inc., and Willard C. Parr (Adams, WI)**

**MOTION:** Hal Lee moved, seconded by Becky Dysland, to accept the Stipulation, Findings of Fact, and Conclusions of Law and Order in the disciplinary matter involving Belva M. Parr Realty, Inc., and Willard C. Parr (Adams, WI). Motion carried unanimously.

## **ADJOURNMENT**

**MOTION:** Nancy Gerrard moved, seconded by Richard Hinsman, to adjourn the meeting. Motion carried unanimously.

The meeting adjourned at 12:02 p.m.